

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting October 16, 2006

Members Present-

Brad Cornelius-Planning Manager/Acting Chairperson, Aimee Webb-Development Coordinator/Vice-Chairperson, Jennifer Kitchens-Deputy Clerk, Marie Keenum-911 Coordinator, Bob Kegan-Deputy Building Official, Dale Parrett-Public Works, Hal Barrineau-County Engineer from Barrineau Ginn and Associates, Inc., Mike Springstead-Springstead Engineering, and Alysia Akins-Acting Secretary.

The meeting convened at 2:00 p.m.

Approval of Minutes-

Mrs. Keenum made a motion to approve the minutes from October 9, 2006. Mrs. Webb seconded the motion and the motion carried.

Mr. Springstead joined the Committee as County Engineer for the Villages project.

NEW BUSINESS:

VOS: Unit 168 – Major Development – Preliminary & Engineering Review

Mrs. Keenum moved to table this project until the end of the meeting in order for the representative to arrive. Mrs. Webb seconded the motion and the motion carried.

Mr. Springstead excused himself from the meeting.

Mr. Barrineau joined the Committee as County Engineer for the non-Villages projects.

The Highlands at Oak Hill/Phase One – Major Development – Final Plat Review

Lynn Kendrick, Land Associates VI, LLC, and Andrus Gaudet, project surveyor, were present and requesting final plat approval to develop a 91-lot/3-tract subdivision. All comments have been received and will be addressed. The note referencing the LOMA letter will be removed from the face of the plat. Revised engineering plans will be submitted addressing the easement issues. A variance to allow a 1" = 200' scale was requested by the applicant. Mr. Kegan and Ms. Kitchens had no comments. Mrs. Keenum commented on the emergency exit. Mr. Barrineau's comments were regarding preserving the wetlands in the easement areas and adding a note on the plat stating no construction will be allowed in the wetland or buffer areas. Mr. Parrett stated a "punch list" for C-475 and signage information had been submitted to the contractor, in which all corrections had been made. Mr. Cornelius announced Attorney Hawkins had no comments. Mr. Cornelius had no comments.

Mrs. Webb made a motion to approve the final plat and variance request subject to all comments being addressed on the original Mylar. Mr. Parrett seconded the motion and the motion carried.

Black Gold Compost Facility and Bagging Plant – Major Development – Engineering Review

Mike Hanna, Matthews Hanna Construction, Inc., was present and requesting engineering approval to construct buildings for operational purposes. Mr. Barrineau had no comments. Mr. Parrett expressed his concerns regarding potential impacts to the condition of CR 237 as it was not constructed for heavy traffic. A bond or other resolution will be required to cover costs for repairs to the roadway due to the potential impacts from proposed traffic. The bond will need to state the applicant will be responsible for any damage caused to the roadway and will need to be addressed in the operating permit. Mr. Cornelius announced there were previous code cases involving this project and a new complaint had just been filed.

Mrs. Webb moved to approve the engineering request subject to an agreement being made with Public Works regarding the bond issue. Mrs. Keenum seconded the motion and the motion carried.

Orange Blossom Garden Cathedral of All Faith – Major Development – Conceptual Review

Charles Wilson, Building Committee for the church, was present and requesting conceptual approval to construct a 5200 square foot church building with 152 seats, a paved driveway, and a paved/grass parking area. Mrs. Webb stated the authorized agent for the project was Keith Mitchell; therefore, an approval can not be made without his presence. Mr. Cornelius agreed to discuss DRC comments. Mrs. Webb's comments consisted of correcting the property owner information, correcting the project name to match the state registered name, and revising the plans to reflect phase one construction only. Mr. Wilson informed the Committee they were awaiting SWFWMD approvals. Mr. Kegan, Ms. Kitchens, and Mrs. Keenum had no comments. Mr. Barrineau had several comments regarding an easement between the setback line and property line, the force main along the southern property boundary, relocating the driveway to the western property boundary, an existing water main along C-462, labeling the driveway width and incoming/outgoing radii, labeling the aisle widths, and labeling the parking space dimensions. Mrs. Webb stated most of the engineer's comments can be addressed on the preliminary plans. Mr. Parrett's comment was regarding C-462 right-of-way due to potential future 4-laning and additional right-of-way requirements for that purpose. Mr. Cornelius announced Attorney Hawkins had no comments. Mr. Cornelius had no comments.

Mrs. Keenum moved to table the conceptual review until November 6, 2006, in which Keith Mitchell will need to be present. Mrs. Webb seconded the motion and the motion carried.

Mr. Barrineau excused himself from the meeting.

Mr. Springstead joined the Committee as County Engineer for the Villages project.

VOS – Unit 168 – Major Development – Preliminary and Engineering Review

Mrs. Webb made a motion to remove the project from the table. Mrs. Keenum seconded the motion and the motion carried.

Bob Palmer, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to develop a 178-lot subdivision. Mrs. Webb's comment consisted of labeling the surrounding properties' zoning and land uses. Fire Services submitted their comment through Mrs. Webb requesting an additional fire hydrant. Mr. Kegan, Mrs. Keenum, and Ms. Kitchens had no comments. Mr. Springstead's comments were regarding the cul-de-sac at Baypoint, emergency access concerns, grading note, mass grading documentation,

pre-development contours, and stack block wall slope elevations. Mr. Springstead requested Mrs. Webb contact Fire Services regarding any concerns they may have for emergency access for lots at the end of Baypoint. Mr. Parrett and Mr. Cornelius had no comments. Mr. Cornelius announced Attorney Hawkins had no comments.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Kegan seconded the motion and the motion carried.

The next meeting is scheduled for October 23, 2006.

Meeting adjourned at 2:25 p.m.